



Meeting Date: **March 18, 2025**

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 Dan Fitzgerald, Manager of Planning

Subject: **Middlesex Centre 2024 Planning Summary Report**

BACKGROUND:

The County Planning Department provides the Municipality of Middlesex Centre with planning advisory services in accordance with the Planning Services Agreement and has done so since 2012. The Planning Department prepares an annual summary which outlines the Planning Services provided to the Municipality of Middlesex Centre working with local staff.

The following activity was undertaken in 2024 compared to previous years:

Planning Applications									
	2016	2017	2018	2019	2020	2021	2022	2023	2024
Official Plan Amendments	2	4	3	4	4	4	1	3	2
Zoning By-law Amendments	32	30	29	30	30	30	12	19	23
Minor Variances	23	18	23	20	29	44	27	25	25
Consents to Sever	28	32	26	33	26	26	15	26	24
Site Plan Approval	8	5	6	11	12	11	13	5	9
Part Lot Control Approval	0	0	0	0	0	0	1	1	0
Total	93	89	87	98	101	115	69	79	83

Plans of Subdivision / Condominium									
	2016	2017	2018	2019	2020	2021	2022	2023	2024
Applications	0	4	1	3	5	5	4	2	0
Draft Plan Approvals	1	4	1	1	2	2	4	1	3
Extension of Draft Plan Approvals	0	2	4	3	2	2	2	1	1
Change to Draft Plan Approvals	0	2	3	2	2	2	1	0	2
Final Plan Approvals	1	5	5	4	4	4	3	4	1
Open Files	16	19	20	22	20	20	21	20	19
Active Files	5	14	19	20	18	18	18	16	17

ANALYSIS:

In 2024, County-wide policy and special project work that supported Municipal interests included the Middlesex County Tourism Tool-Kit Project in partnership with the Economic Development Department and supporting local municipalities in the Housing Accelerator Fund (HAF2) applications working with the General Manager of Strategic Initiatives and Innovation.

The Province has made significant alterations to planning-related legislation, regulations, and policies as part of its Housing Supply Action Plan. These changes have already had, and will continue to have, a substantial impact on how land use planning is conducted, often placing additional responsibilities on municipalities. The recently passed Bill 185 marks the sixth amendment to the Planning Act in recent years. The new Provincial Planning Statement (PPS) came into force on October 20, 2024 and represents an overhaul of the planning policy approach, with municipalities required to adopt the new framework while also revising their policies, documents, and procedures. The Department has been active monitoring and reporting on Provincial changes. Looking to 2025, The County has initiated an update to the County Official Plan to bring it into conformity with the new Provincial Planning Statement.

In 2024, public use of the Cloud Permit e-permitting for local planning applications continued. Similar to local building permit platforms, applicants are able to submit pre-consultation requests, submit applications and converse with staff directly through the system. As public use of the system gains more traction, it is anticipated to increase efficiency, transparency and accountability, while also improving data management. Public use of the system for the remaining planning application types will be completed shortly.

Implementation is an important part of a responsive planning system. The Planning Department works closely with Municipal staff, citizens and the development community

to realize planning projects that positively contribute to the community within the context of the Provincial, County and Municipal policy framework.

If a proposed use is not in conformity with the Municipality's Official Plan, an Official Plan amendment may be necessary. In 2024, there were two applications to amend Middlesex Centre's Official Plan related to flexible mixed-use development policies, and a settlement area boundary expansion.

If a proposed use or structure does not conform to the requirements in the Zoning By-law an amendment may be necessary. In 2024, there were 23 applications to amend Middlesex Centre's Zoning By-law. The majority of rezoning applications related to surplus farm dwelling severances and temporary use zones to rebuild dwellings on existing lots. Other amendments permitted higher density residential uses and commercial agriculture uses, and updated regulations for an entire subdivision. Zoning By-law amendments also include the removal of Holding provisions, to ensure that municipal requirements were implemented, and there were three such applications in 2024.

A Plan of Subdivision allows land to be divided into smaller building lots in a comprehensive manner. Most subdivision applications take a number of months if not years to reach draft approval and subsequently final approval and registration. In 2024, seventeen subdivisions were active within the Municipality and while subdivisions can take the form of industrial, commercial and residential lots, single detached dwellings continue to be the dominant form of development. With the increased interest in attainable housing, staff have been working with applicants to explore a broader range of housing types. In 2024, 27 units were draft approved and 8 units were final approved.

A Plan of Condominium allows land to be divided into smaller units with shared or common areas in a comprehensive manner. Most condominium applications take a number of months if not years to reach draft approval and subsequently final approval and registration. In 2024, eight condominium proposals were active.

Plans of Subdivision / Condominium End of 2024 Status					
Development	Location	Status	Density*		
			Low	Medium	High
Springer Ponds	Komoka	Draft Approved	8	-	-
West Arva	Arva	Inactive	122	62	-
Southwinds	Kilworth	Draft Approved	118	400	-
Kilworth Heights West	Kilworth	Draft Approved	396	118	-
Clear Skies	Ilderton	Draft Approved	305	60	-
Poplar Woods	Poplar Hill	Draft Approved	10	-	-
Renwick Estates	Komoka	Draft Approved	166	129	40
Valleyview 'A'	Coldstream	Draft Approved	13	-	-
Valleyview 'B'	Coldstream	Draft Approved	13	-	-
Cudney Blue	Komoka	Draft Approved	50	8	-
Ballymote Develop.	Ballymote	Draft Approved	19	-	-
Elmhurst Street	Kilworth	Draft Approved	14	30	-
Southwinds Condo	Kilworth	Proposed	22	-	-
Aura Condominium	Kilworth	Proposed	-	92	-
Clear Skies Block 62	Ilderton	Proposed	-	72	-
Timberwalk Block 55	Ilderton	Proposed	-	31	-
Oxbow Developments	Komoka	Proposed	-	50	-
Timberwalk Block 56	Ilderton	Proposed	-	50	-
Total			1,256	1,102	40

*Note: Low = Singles / Semis, Medium = Townhouses, High = Greater Than Townhouses

**Estimated development yield

Consent applications can take a number of forms, severance, easements, lot additions, mortgage charge among others. Consent to sever and create a lot is the dominant application type and in 2024 there were 24 consent applications. The majority of applications related applicants to sever residences considered surplus to a farm operation consolidation. Other consent applications included a consent cancellation, farm-splits, and commercial and industrial agriculture lot creation, and seven applications were to create new residential lots in serviced areas.

If a proposed use or structure meets the general intent and purpose of the Zoning By-law but there are proposed deviations from the standards, a minor variance application may be appropriate. There were 25 applications for a minor variance in 2024. The majority of variances dealt with requests to relax various lot provisions such as reductions to setbacks or increases to lot coverage. Additionally, a large number of applications were received to request relief to the maximum permissible size for an accessory building.

Site Plan Control is a technical development review process to ensure site development matters are built and maintained and is generally required for higher density residential, commercial and industrial development. The site plan process is largely a local Municipal process with assistance from Planning. In 2024, the municipality received nine applications for site plan approval and are subject to ongoing review. Site plans were primarily related to multi-unit residential development, institutional uses, industrial and commercial agricultural uses, as well as stand alone commercial developments.

Middlesex Centre encourages pre-application consultation meetings prior to the submission of most development applications. The pre-consultation meetings are intended to speed up the application process by ensuring that the applicant is aware of the required steps, supporting documents, and application fees. In 2024, the number of pre-consultation meetings was 47. Formal pre consultation meetings are typically held for consent, site plan, zoning by-law amendment, official plan amendment, and draft plan of subdivision / condominium applications.

There were four Ontario Land Tribunal hearings scheduled in 2024. Additionally, there are two outstanding appeals before the Tribunal at various stages of the process. The Municipal Comprehensive Review Official Plan Amendment No 59 (OPA 59) remains subject to several appeals to the Ontario Land Tribunal.

In addition to providing core planning services, planning staff also assisted Municipal staff by providing inquiry support for planning, development and building-related matters throughout 2024. Looking at 2025, planning enquiries are robust, and it is anticipated that applications will continue at similar levels to the past few years which is generally higher than historic levels.